



Date: July 25, 2011

TO: Board Members – Vancouver Park Board
FROM: General Manager – Parks and Recreation
SUBJECT: Contract Award - East Fraser Lands Neighbourhood Park North

RECOMMENDATION

- A.** *THAT, subject to Recommendations B, C and D, the Board enter into a contract with Holland Landscapers (1990) Ltd. in the amount of \$627,508.00, plus HST, for the East Fraser Lands Neighbourhood Park North Development Contract Award as detailed in this report;*
- B.** *THAT the contracts be on the terms and conditions outlined in this report and on such other terms and conditions as are approved by the General Manager of the Park Board in consultation with the Director of Legal Services;*
- C.** *THAT, upon approval of the contracts by the General Manager of the Park Board with Bid Committee and CPO concurrence, in consultation with the Director of Legal Services, the General Manager of the Park Board be authorized to execute the contract on behalf of the Board;*
- D.** *THAT no legal rights shall arise hereby, and none shall arise until execution of the contemplated contract, and the Board reserves the right to rescind this resolution at any time up to the execution and delivery of the contemplated contract by the General Manager of the Park Board.*

POLICY

Construction contracts over \$500,000 and less than \$2,000,000.00 require approval by the Vancouver Park Board with Bid Committee and Chief Purchasing Officer (CPO) concurrence.

BACKGROUND

Neighbourhood Park North is located in the East Fraserlands Official Development Plan (ODP). This complete residential community with a commercial centre is located on the banks of the Fraser River in South Vancouver. This park is the first of 6 Neighbourhood Parks in Area 2 of the ODP to be developed. It is approximately 13,000 m² in size, and it provides a linear connection between Kent Avenue North and Pierview Crescent, near the

intersection of Kerr Street and Marine Way. A map that indicates the location of the park is attached as Appendix A to this Report.

On January 31, 2011 The Board approved the concept plan for Neighbourhood Park North. The approved concept plan for the park is attached as Appendix B to this report.

On July 12, 2011 through Administrative Report 9285, City Council approved the allocation of development cost levies (DCL) generated from the East Fraserlands ODP area for the development of Neighbourhood Park North in East Fraserlands at an estimated cost of \$700,000.

This award has been approved by the City's Bid Committee on July 22, 2011 in accordance with City of Vancouver Purchasing Policies.

The total budget for the project, inclusive of the design consultancy, contract administration and construction including a contingency, is now confirmed as \$750,000.

Through a Park Construction Agreement with the Park Board, ParkLane Homes will fund, manage construction, and maintain the park from construction completion through to occupancy of the adjacent town homes. Additionally through the Park Construction Agreement, ParkLane Homes is contracting the design and contract administration of the works to a consulting team lead by a registered professional landscape architectural firm. All works or changes to the works will be reviewed and approved by the Park Board. ParkLane Homes will be reimbursed for the design and construction costs in the future when sufficient DCL funds have been collected in the ODP. According to the Park Construction Agreement Conditions ParkLane Homes will bear all financial carrying costs in the interim period for the project.

A consulting team lead by PWL Partnership Landscape Architects Inc. (PWL) has been retained by ParkLane Homes with approval by the Park Board to undertake detailed design, to assist in the formal tender process to select a contractor for the works, and to ensure best value for all parties. The team includes structural, and geotechnical, electrical sub-consultants. PWL will continue to provide contract administration during the construction phase. The total value of the consulting team contract is \$83,000 plus HST.

The work to be done by the successful proponent for the Construction Contract shall include Contractor's overhead, labour, equipment, tools, supplies and all other items necessary for and incidental to the satisfactory performance and completion of all work as specified in the Tender Documents.

DISCUSSION

An Invitation to Tender was issued to 6 experienced contractors by ParkLane Homes on May 27, 2011 and closed on June 24, 2011. Four submissions were received on the tender closure date. None of the submission prices were within the available construction

budget. Meetings were held with the two lowest bidders on July 4, 2011, and they submitted revised lowered prices on July 5, 2011.

PWL, ParkLane Homes, and Park Board staff have reviewed and evaluated each of the bids, and recommend that we contract with the second lowest qualified bidder Holland Landscapers (1990) Ltd. Their revised bid is only \$421.80 above the lowest bid from Wilco. This difference in price is negligible. The recommendation is based on the significantly higher labour and machinery rates provided by Wilco that would result in higher additional costs to the contract in the event of any change orders during construction.

The table below summarizes the bid prices received. As Holland Landscapers 1990 (Ltd.) submitted the second lowest bid with significantly lower labour and machinery rates, staff accepts the consultant's recommendation that this company be awarded the contract.

Tenders were received from the following contractors (prices exclude HST):

Company	Adjusted Price
Holland Landscapers (1990) Ltd.	\$627,508
Wilco Landscape	\$627,086
Cedar Crest Lands	\$663,430
Tybo Contracting	\$816,890

The low bid of \$627,508 is within the budget allocated for the award of the construction contract.

Upon award of the construction contract, development of Neighbourhood Park North in the East Fraserlands Neighbourhood is scheduled to begin in August 2011 with projected completion in the spring of 2012.

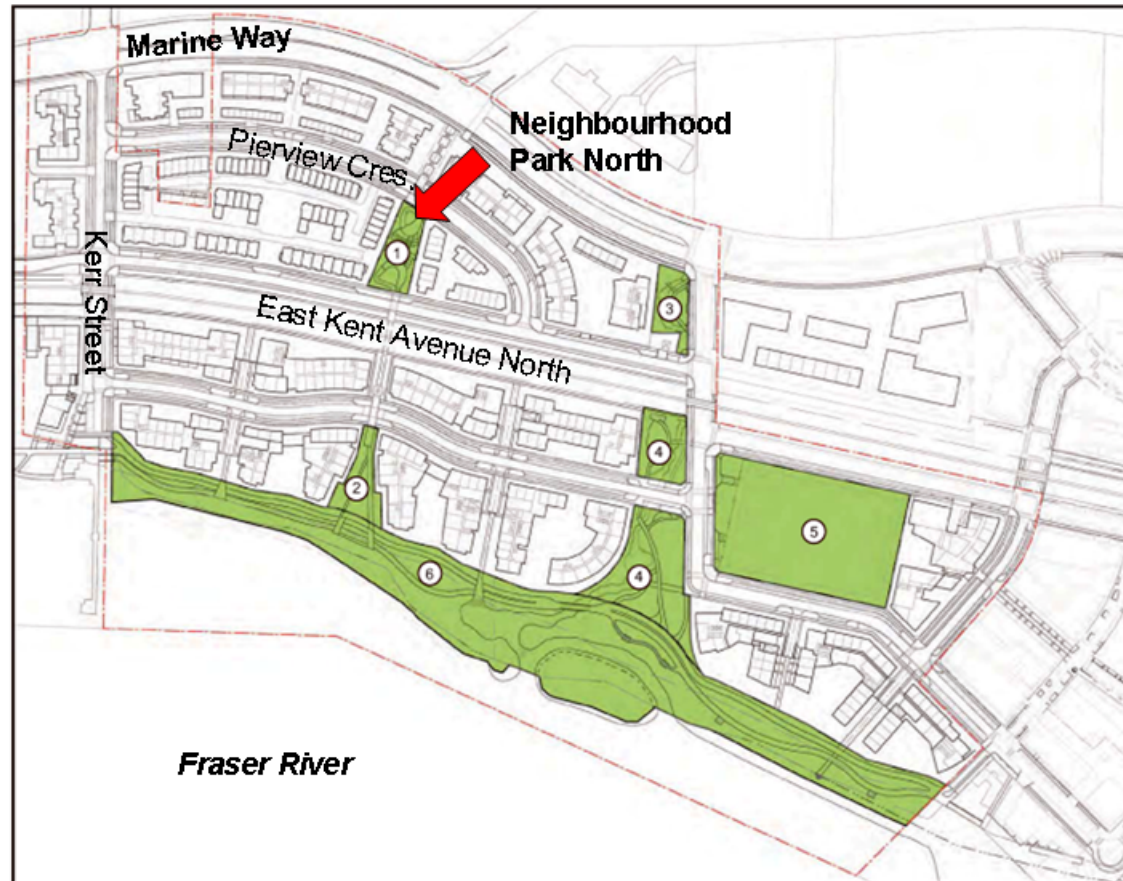
SUMMARY

Staff recommend that the East Fraser Lands Neighbourhood Park North Development Contract Award be awarded to Holland Landscapers (1990) Ltd. for the sum of \$627,508.00. Funds are available for this amount.

Prepared by:

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Appendix A: Neighbourhood Park North Location
Appendix B: Neighbourhood Park North Concept Plan



Parks Conceptual Diagram
1:3000





GREEN COMPONENTS

URBAN AGRICULTURE



PLAY



INFORMAL RECREATION